

**PROJECT COVER SHEET
CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT BOARD**

September 13, 2005

Summary: The attached resolution will approve a CCHE grant for the NIHONMACHI LITTLE FRIENDS (The 1830 Sutter Issei Women's Legacy Project). The Project is more fully described in Attachment 1, "CCHE Staff Report".

Recommended Action: The California Cultural and Historical Endowment Board (CCHE Board) adopt the attached Board Resolution No. 05-A27.

Background

The requested grant will fund:

- The preservation and repair work needed for the structure located at 1830 Sutter Street, San Francisco. The preservation activities include replacing the boiler. Repair work includes replacing the window casements and roof tiles and repairing and repainting the exterior stucco.

Fiscal Information

This grant is being presented to the CCHE Board for approval of funding. In 2002, CCHE received an appropriation from Proposition 40 in the amount of \$128 million for Project grants

Accordingly, the CCHE Board has the authority to approve funding for this Project.

Funding Source: Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002)

Total Project Amount Recommended: \$78,000

List of Attachments

Attachment 1 – CCHE Staff Report

Attachment 2 – CCHE Board Resolution No. 05-A27

**CCHE STAFF REPORT
ROUND 1, CYCLE 1**

GENERAL INFORMATION

Project #: A-27 **CCHE Funds Reserved:** \$ 78,000
Organization Name: Nihonmachi Little Friends
Project Name: The 1830 Sutter Issei Women's Legacy Project
Project Type: Rehabilitation of structure and installation of a new boiler
Project Site (city and county): San Francisco, San Francisco
Date of Report: September 13, 2005

PROJECT DESCRIPTION

The entire project consists of:

- The 1830 Sutter Issei Women's Legacy Project will acquire and preserve the building at 1830 Sutter, which is the only structure primarily funded by, designed and built for the Japanese Issei women immigrants to the United States. The 1830 Sutter structure is 7,184 square feet.
- The budget for the entire project is \$406,000.
- The building was designed by California architect, Julia Morgan.

Applicant's initial request to CCHE:

- The Applicant's initial request was for \$398,800 and for CCHE to waive the entire matching fund requirement.
- The CCHE funds were to be used for the following:
 - Complete acquisition of the 1830 Sutter structure by paying off the existing mortgage.
 - Repair and repaint the building's stucco exterior.
 - Replace the building's boiler.
 - Repair the building's casement windows.
 - Repair and replace the building's barrel roof tiles.

CHANGES TO THE ORIGINAL GRANT APPLICATION

☐ **No changes.**

☒ **Yes, there have been changes.**

- The scope of the Project changed because CCHE funds reserved (\$78,000) were less than the \$389,800 requested by the Grant Applicant. The CCHE Board directed that the CCHE funds be used for repairing the structure and not to pay off the existing mortgage. The tasks and budgets were also changed to reflect the amount of CCHE funds reserved.
- CCHE funds will be used to preserve and repair the 1830 Sutter structure. The activities include:
 - Repairing and repainting the structure's historic stucco.

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- Replacing the boiler.
- Repairing the historic casement windows.
- Repairing and replacing historic roof tiles.
- Architectural services to ensure that all changes follow the U.S. Secretary of Interior's Standards and Guidelines for Historic Resources.

UNRESOLVED AREAS

☒ No unresolved areas.

☐ Yes, there are unresolved areas.

1. Construction Type

☐ New Structure

☐ Existing Structure

☐ Mural Restoration

☐ Historic

☐ Non-historic

☐ Site Work (landscaping, parking, etc.): _____

☒ Other: Replace boiler, repair structure's exterior and repair window casements.

2. CEQA Compliance

Lead Agency: California Cultural and Historical Endowment

CEQA Documentation: Notice of Exemption

3. Real Property Acquisition

Does this project involve real property acquisition?

☐ YES

☒ NO

4. New Structure Construction

Does this project involve new structure construction?

☐ YES

☒ NO

5. Existing Structure Construction

Does this project involve construction on an existing structure?

☐ YES

☒ NO

6. Mural Restoration

Does this project involve mural restoration?

☐ YES

☒ NO

7. Site Construction

Does this project involve any site work? ☐ YES ☒ NO

8. Other

Does this project involve any other construction? ☒ YES ☐ NO

What type of construction? Rehabilitation of structure and installation of a new boiler

Additional information:

- The structure is located at 1830 Sutter Street, San Francisco, CA 94115.
- Nihonmachi Little Friends is the fee owner.
- As of September 2005, Nihonmachi Little Friends is in the process of obtaining local and state historical designation for the structure.
- All work on this structure and for this project is in compliance with the Secretary of Interior's Standards

What documentation was received? Title Report and Historic Resource Evaluation for 1930 Sutter Street

9. Budget and Matching Fund Summary

9.a. Budget Categories Recommended for Funding:

Budget Summary: All items recommended for funding.

Category/Description	Expected Useful Life	Amount
Repair structure exterior – stucco and painting	N/A	\$ 17,000
Repair roof tiles	25 years	\$ 27,000
Repair window casements	N/A	\$ 18,000
Replace boiler	25 years	\$ 8,000
Architectural services	N/A	\$ 8,000
TOTAL		\$ 78,000

9.b. Matching Fund Sources and Amounts

Matching Fund Summary: The Applicant has requested a 50% reduction in the matching fund requirement as follows:

The Nihonmachi Little Friends requests a 50% reduction in the required 1:1 match noting the following justifications:

1. Economic Challenges.
 - a. The Nihonmachi Little Friends is a multiracial childcare program that provides low-cost care to over 170 young children and their families. As such, its childcare fees are on a sliding scale based on the gross monthly income and number of people in the child's household.
 - b. It serves an economically challenged area that has been designated a redevelopment zone by the City of San Francisco.
 - c. Over one-third of the families residing in the area have an annual income of less than \$35,000 and almost 20% of families with children are below the poverty level. This lack of discretionary income makes it difficult to raise the match from the local community.
2. Preservation of a Historic Structure.
 - a. In 2002, the Nihonmachi Little Friends acquired the neglected 1830 Sutter Street structure. Nihonmachi Little Friends made a commitment to preserve the facility in perpetuity, which included paying for long overdue rehabilitation work and seismic construction.
 - b. To meet this commitment, Nihonmachi Little Friends must raise \$2.2 million for both the acquisition of the structure and all rehabilitation and seismic work. To date, Nihonmachi Little Friends has raised over \$1 million towards this goal and has been using these funds to begin the rehabilitation and seismic work.
 - c. Nihonmachi Little Friends has started a Capital Campaign to raise the remaining \$1.2 million. This includes continually applying for grants from public and private sources as well as holding specific events to raise funds. Since applying for the CCHE grant, Nihonmachi has been awarded a \$100,000 grant for the acquisition of the 1830 Sutter Street structure.

Matching Fund Sources and Amounts

Matching Fund Source	Restrictions	Amount
Nihonmachi Little Friends Capital Campaign	None	\$ 22,800
San Francisco Mayor's Office of Community Development grant	Limited to window repair	\$ 16,200
TOTAL		\$ 39,000

What documentation was received?

- Letter from accountant attesting to account balance.
- Copy of MOCD grant agreement.

10. Staff Recommendations

Fund at this amount: \$78,000

Funding conditions:

- All repairs must conform to the U.S. Secretary of Interior's Standards and Guidelines.
- An escrow or similarly restricted account must be established for the matching funds.

**CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT BOARD
RESOLUTION NO. 05-A27**

RESOLUTION APPROVING A CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT (CCHE) GRANT AND AUTHORIZING THE EXECUTIVE OFFICER, OR DESIGNEE, TO PROCESS THE APPROVED GRANT FOR THE NIHONMACHI LITTLE FRIENDS

WHEREAS, the CCHE is dedicated to preserving historic and cultural resources; and

WHEREAS, CCHE has received an appropriation from Proposition 40 (The California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002); and

WHEREAS, CCHE may distribute funds from Proposition 40 to Projects that provide a thread of California's culture and historical resources; and

WHEREAS, the Project application listed below constitutes an eligible Project for purposes of receiving CCHE funds; and

WHEREAS, the Project listed below meets the objectives of the CCHE program; and

WHEREAS, CCHE, Lead Agency for The 1830 Sutter Issei Women's Legacy Project, finds that the Project is exempt from the California Environmental Quality Act (CEQA) under Section 15301(Class 1- Existing Facilities) as the Project consists of repair and maintenance of the existing facility including the replacement of the boiler; repairs to the roof, stucco, and window casements; and repainting the exterior; and

WHEREAS, CCHE has independently considered the environmental effects of the Project as shown in the attached Notice of Exemption prepared by CCHE staff, and finds as set forth in the attached Findings, that the Project will not have any significant environmental effects; and

WHEREAS, approval of this grant application shall be conditioned upon the grantee's complying with all applicable laws and regulations;

NOW, THEREFORE BE IT RESOLVED that the CCHE Board hereby finds that the proposed grant of funds for The 1830 Sutter Issei Women's Legacy Project qualifies for CEQA under Section 15301, Categorical Exemption Class 1; approves the proposed grant to the NIHONMACHI LITTLE FRIENDS (The 1830 Sutter Issei Women's Legacy Project) in the amount of \$78,000 to replace the boiler, repair the roof, stucco, and window casements; and repaint the exterior; authorizes the Executive Officer, or designee, to process the approved grant and take all necessary actions to enter into a grant agreement with the applicant, subject to availability of appropriated funds; and directs the

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Executive Officer, or designee, to prepare and file a Notice of Exemption with regard to this Project; approves the attached Findings; and that approved Projects funded under Round One, Cycle One are subject to a 10% reduction from their overall budget submitted to CCHE, pending the final budget for all Projects during this cycle.

CERTIFICATION

The undersigned Chair of the CCHE Board of Directors does hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted at a meeting of the CCHE Board of Directors held September 13, 2005.

Dated: September 13, 2005

Signature: _____

Susan Hildreth
Chair, CCHE Board of Directors

FINDINGS
The 1830 Sutter Issei Women's Legacy Project

The following Findings are presented by the California Cultural and Historical Endowment (CCHE) pursuant to CEQA, Public Resources Code, Section 21000 et seq. and CEQA Guidelines.

I. ENVIRONMENTAL REVIEW PROCESS

In October 2004, the Nihonmachi Little Friends submitted a grant application to CCHE for the The 1830 Sutter Issei Women's Legacy Project. The Project is located at 1830 Sutter Street, San Francisco, on property owned by Nihonmachi Little Friends. In February 2005 CCHE staff visited the project site and met with the Nihonmachi Little Friends staff to discuss the details of the Project. The Project consists of replacing the boiler; repairing the roof, stucco, and window casements; and repainting the exterior. The building will continue to be used for its current purposes. On May 31, 2005, the San Francisco Redevelopment Agency reviewed the Project and issued a Memorandum regarding a Determination of Exemption for the Renovation of the Existing Building located at 1830 Sutter Street. This Determination of Exemption indicates that the renovation of the existing 7,184 square foot building located at 1830-1834 Sutter Street, in the Western Addition A-2 Redevelopment Project Area is exempt from environmental review under CEQA Section 15301(a) because the Project consists of exterior and interior alterations and the building will continue to be used for institutional purposes, consistent with the Western Addition A-2 Redevelopment Plan.

II. ENVIRONMENTAL IMPACTS

CCHE, acting as the Lead Agency, prepared the attached Notice of Exemption. The project is exempt from CEQA pursuant to Categorical Exemption Section 15301- Class 1- Existing Facilities which allows the operation, repair, maintenance, permitting or minor alteration of existing public or private structures, facilities or mechanical equipment, involving negligible or no expansion of use beyond that existing at the time of the Lead Agency's determination. The Project involves interior or exterior alterations but does not involve the expansion of an existing use. The Project proposes replacing the boiler; repairing the roof, stucco, and window casements; repainting the exterior; and the structure will continue to be used for its current purposes. No significant adverse impacts are associated with approval of the Project.

III. ADDITIONAL FINDINGS

- A. The CCHE has reviewed and considered the environmental effects of the Project as reflected in the Project application and related documents; discussions with the

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Project applicants; the San Francisco Redevelopment Agency; and the May 31, 2005, Memorandum issued by the San Francisco Redevelopment Agency.

- B.** No significant adverse impacts are associated with approval of the Project.
- C.** The CCHE hereby finds that the Project is Categorical Exempt from CEQA pursuant to Categorical Exemption Section 15301 - Class 1.